

CHAPTER 19.52

Off-Street Parking and Loading

19.52.010 Intent.

These standards are to ensure that off-street parking areas are designed to be safe, accessible, convenient, and attractive. Off-street parking and loading areas should reduce traffic congestion, hazards and pedestrian and vehicular conflicts; protect neighborhoods from the effects of vehicular noise and traffic generated by more intense land uses and districts. Parking facilities shall accommodate the proportional needs generated by varying types of land uses. (Ord. 239-03; Ord. 015-00)

19.52.020 Minimum parking requirements.

A. The off-street parking requirements in the parking requirements table have been established to meet the expected typical parking demand for land uses. In cases not specifically addressed by these requirements, the Planning Director shall be authorized to determine parking requirements using the parking requirements table as a guide. When the number of parking spaces required by this table results in a fractional space any fraction shall be counted as one (1) additional space.

B. The following off-street parking areas shall be provided in connection with the erection or increase by units or dimensions of any of the following buildings or structures:

<i>Land use</i>	<i>Number of spaces required</i>
Single-family Residential	2
For dwelling units located on lots with less than 35' of street frontage:	1 additional space per unit
Two-family dwellings	2 spaces per dwelling unit

<i>Land use</i>	<i>Number of spaces required</i>
Multi-family dwellings (3 or more units) <ul style="list-style-type: none">• One-bedroom multi-family units• Two-bedroom multi-family units• Three-bedroom multi-family units• Four+-bedroom multi-family units Guest parking (for multi-family units, to be provided in addition to required resident parking): For dwelling units located on lots with less than 35' of street frontage:	1.5 spaces per unit, plus guest parking as identified below 1.75 spaces per unit, plus guest parking as identified below 2 spaces per unit, plus guest parking as identified below 3 spaces per unit, plus guest parking as identified below 1 spaces for the first 5 dwelling units or portion thereof, plus 1 space per every 5 additional dwelling units or portion thereof, up to 100 dwelling units 1 additional space per unit
Congregate residences	0.5 space per bed or 1 space per bedroom, whichever is greater
Hospitals	1 space per 2 beds, plus 2 spaces per 3 employees on the major shift
Long-term care facilities	1 space per 4 beds, plus 1 space per employee
Office and financial uses	1 space for each 300 square feet of floor area

Mortuaries and funeral parlors	1 space per 4 seats
Bowling alleys	4 spaces per lane (plus additional spaces required by this schedule for supplemented activities, such as dining rooms, coffee shops, lounges, pro shops, etc.
Theaters, auditoriums, sports arenas and stadiums	1 space per 3 seats
Churches	1 space per 4 seats
Establishments handling the sale and consumption on the premises of food, alcoholic beverages and other refreshments	1 space per 3 seats
Retail sales and service	1 space for each 200 square feet of gross floor area
Commercial Residence (hotels, motels, etc.)	1 space per guest room, plus specified requirements for related commercial uses, conference space and manager's unit
Schools (elementary, middle or junior high)	2 spaces per classroom
Schools (high school)	1 space per 4 students, plus 1 space per employee
Trade and business schools	1 space for each 150 square feet of gross floor area
Wholesale sales and service	1 space for each 600 square feet of gross floor area
Manufacturing and industrial activities	1 space for each 2 employees, determined on the basis of the greatest number of persons employed at any period of time (plus 1 additional for each company vehicle based at the location)
Any land use activity not otherwise identified in this section	A number of spaces determined by the administrative officer to be reasonably necessary requirements shall be consistent with the requirements set forth above for comparable use activities

(Ord. 239-03; Ord. 141-02; Ord. 015-00; Ord. 1097-98)

19.52.030 Improvement of parking areas.

All required parking areas shall be improved as follows:

A. Where lights are required for nighttime parking, they shall not shine directly on adjacent properties;

B. All entrances and exits to parking lots shall be clearly marked with white pavement markings or attractive signs clearly visible from the street;

C. Entrances and exits to parking areas and/or facilities shall not be located closer than twenty-five (25) feet to the intersecting property lines at street intersections;

D. All parking areas shall be paved with an asphaltic or concrete surfacing, and shall have appropriate bumper guards where needed. (Ord. 239-03; Ord. 015-00)

19.52.040 Size and location of off-street spaces.

Size and location of off-street spaces shall be as follows:

A. The required minimum area for an off-street parking space shall be nine (9) feet wide by nineteen (19) feet long and the maximum area for driveway frontage shall be twenty (20) feet. Driveway frontage in excess of twenty (20) feet shall require written approval from the Public Works Director.

B. Off-street parking spaces may be located on the same lot as the use for which they are provided or they may be located on one or several separate parcels located adjacent to the use which they serve.

C. At least forty-five percent (45%) of the front yard of a lot shall be open space, except on irregular-shaped lots having less than thirty-five (35) feet of lot frontage.

D. For residential land uses, required off-street parking shall not be located within the first fifteen (15) feet of a front yard setback (extending from the front yard property line). (Ord. 382-06; Ord. 239-03; Ord. 015-00)

19.52.050 Off-street loading requirements.

Off-street loading spaces, each containing five hundred (500) square feet with no one (1) dimension less than ten (10) feet, shall be required as an accessory use for new construction or major additions involving an increase in floor area, as follows: One (1) off-street loading space for floor area between ten thousand (10,000) square feet and twenty thousand (20,000) square feet, plus one (1) additional off-street loading space for each twenty thousand (20,000) square feet or fraction thereof of floor area in excess of twenty thousand (20,000) square feet; provided, no such loading space occupies any part of a public street, alley, driveway or sidewalk. (Ord. 239-03; Ord. 015-00)